

## Natural Environment Referral Response - Biodiversity

<b>Application Number:</b>	DA2025/0074
<b>Proposed Development:</b>	Construction of a dwelling house
<b>Date:</b>	12/03/2025
<b>Responsible Officer</b>	
<b>Land to be developed (Address):</b>	Lot 20 DP 271326 , 20 Raven Circuit WARRIEWOOD NSW 2102

### Reasons for referral

This application seeks consent development on land, or within 40m of land, containing:

- All Development Applications on
- Actual or potential threatened species, populations, ecological communities, or their habitats;
- Wildlife corridors;
- Vegetation query stipulating that a Flora and Fauna Assessment is required;
- Vegetation query - X type located in both A & C Wards;

And as such, Council's Natural Environment Unit officers are required to consider the likely potential environmental impacts.

### Officer comments

The potential biodiversity impacts of the residential subdivision that created the subject lot have been previously addressed and determined. The subject site has been cleared of vegetation, and the proposed dwelling is designed, sited and will be managed to avoid an adverse impact to the ecological integrity and resilience of the adjacent coastal wetland (clause 2.8 State Environmental Planning Policy (Resilience and Hazards) 2021).

The proposal is therefore supported.

Note: Should you have any concerns with the referral comments above, please discuss these with the Responsible Officer.

### Recommended Natural Environment Conditions:

Nil.